

Chapter 18.16

R-3 MEDIUM-DENSITY RESIDENTIAL DISTRICT

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18.16.010 Purpose of district.

The R-3 district is intended to stabilize and protect the residential character of neighborhoods, and to promote a suitable environment for family and adult communities in a higher-density environment than other residential zoning categories would allow. (Ord. 559 N.S. § A (part), 1981)

18.16.020 Permitted uses.

The following uses shall be permitted in the R-3 district:

- A. One single-family detached dwelling per lot of record established prior to July 5, 1990;
- B. Multi-family, duplex or single-family attached dwellings;
- C. Special residential care facilities;
- D. Manufactured homes;
- E. Small and large family day care homes. (Ord. 1473 N.S. § 21, 2000; Ord. 1135 N.S. § 29, 1993; Ord. 1050 N.S. § 1 (part), 1991; Ord. 899 N.S. §§ 2 (part), 3 (part), 1989; Ord. 726 N.S. § 1 (part), 1985; Ord. 587 N.S. § A (part), 1982; Ord. 559 N.S. § A (part), 1981)

18.16.030 Accessory uses.

The following are the accessory uses permitted in the R-3 district:

- A. Signs, complying with the applicable regulations set forth in Chapter 18.76 of this title;
- B. Private garages and parking areas;
- C. Home occupations;
- D. Other accessory uses and accessory buildings customarily appurtenant to a permitted use. (Ord. 559 N.S. § A (part), 1981)

18.16.040 Conditional uses.

The following uses may be conditionally allowed in the R-3 district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Roominghouses and boardinghouses;
 - B. Social halls, lodges, fraternal organizations and clubs, and community clubs, except those operated for profit;
 - C. Licensed nursing homes and convalescent hospitals;
 - D. Public and quasi-public buildings and uses of a recreational, educational, religious, cultural or public-service type, but not including corporation yards, storage or repair yards, and warehouses;
 - E. Hospitals and other medical facilities, provided that such uses are located adjacent to an arterial road, as designated on the General Plan land use map;
 - F. Nursery schools;
 - G. Parking lots providing that such lots are adjacent to commercial zoning districts.
- (Ord. 1473 N.S. § 22, 2000; Ord. 899 N.S. § 25 (part), 1989; Ord. 726 N.S. § 1 (part), 1985; Ord. 587 N.S. § A (part), 1982; Ord. 559 N.S. § A (part), 1981)

18.16.050 Site development standards.

The following site development standards shall apply in the R-3 district:

- A. Minimum lot area:
 - 1. Six thousand square feet,
 - 2. Four thousand five hundred square feet, corner lots;
- B. Minimum site area per dwelling unit, two thousand square feet;
- C. Minimum lot width, sixty feet;

- D. Minimum lot depth, eighty-five feet;
- E. Maximum building coverage, sixty percent;
- F. Minimum setbacks:
 - 1. Front, fifteen feet,
 - 2. Rear, twenty feet,
 - 3. Side, five feet;
- G. Maximum height, two and one-half stories, or thirty feet;
- H. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;
- I. Cul-de-sac lot width, minimum of forty feet as measured along the front property line;
- J. All residential development fronting on an arterial street as defined by the general plan, shall provide a minimum front yard setback of thirty feet, or all residential development with rear or side yard areas adjacent to an arterial street shall provide a minimum fence/wall setback of fifteen feet with an average of twenty feet from the face of the curb. (Ord. 1055 N.S. § C (part), 1991; Ord. 1050 N.S. § 1 (part), 1991; Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.16.060 Additional required conditions.

- A. Site and architectural approval is required of all dwellings permitted, except a single-family home on a lot less than 20,000 sq. ft., a duplex on one lot or a single unit addition to an existing structure.
- B. Site plan and architectural approval are required of all conditional uses.
- C. Architectural and site plan approval shall be required of all uses situated on sensitive sites, as defined in Chapter 18.74 of this title.
- D. Residential development control system approval is required for all residential development in accordance with Chapter 18.78 of this title.
- E. All manufactured homes are subject to site and architectural plan approval by the community development director.
- F. No building shall be constructed within eighty feet of a ridgeline, nor within fifty feet of a perennial or intermittent stream. All proposed structures shall be constructed outside of the one-hundred-year floodplain unless such development is consistent with the limitations contained in Chapter 18.42 of this title.
- G. Residential dwellings adjacent to the freeway shall provide a minimum setback of sixty feet. Accessory uses and buildings, excluding habitable living space, may be located within

the sixty foot setback area. (Ord. 1415 N.S. §§ 17 & 18, 1998; Ord. 1215 N.S. § 20, 1995; Ord. 1111 N.S. § 9, 1992; Ord. 1055 N.S. § C (part), 1991; Ord. 1050 N.S. § 1 (part), 1991; Ord. 899 N.S. §§ 2 (part), 3 (part), 26 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.16.070 Trash containers.

Trash receptacles and enclosures as described in Section 18.74.505 shall be required from and after the effective date of the ordinance codified in this section. (Ord. 941 N.S. § 3, 1989)